

**Prepared By:**

Walter Jones

Wally's Land LLC

1883 W. Royal Hunte Drive, Suite# 200A

Cedar City, Utah 84720

**WHEN RECORDED RETURN TO:**

Mark Joseph Ridener

366 Cabin Land

Mt. Washington, KY 40047

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**WARRANTY DEED**

THIS WARRANTY DEED dated 20th of April 2022,

THE GRANTOR(S),

- Wallys Land LLC, with a mailing address of 11883 W. Royal Hunte Drive, Suite# 200A, Cedar City, UT, 84720

WITNESSETH: That the Grantor, for and in consideration of the sum of \$13,500 and other valuable consideration, receipt and sufficiency which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed, and confirmed unto the Grantee, Mark Joseph Ridener and Tamara Lynette Ridener, husband and wife, joint tenants with right of survivorship 366 Cabin Land Mt. Washington, KY 40047

the following described land situated in County of LEVY, State of Florida,  
to-wit:

Parcel ID: 06825-023-00

**LEGAL DESCRIPTION:**

Lot 16, Block 5; RAINBOW LAKES ESTATES SUBDIVISION, SECTION N,  
according to the plat thereof, recorded in Plat Book 3, Pages 27 and 27A  
thru 27D, of the Public Records of Levy County, Florida.

**Together** with all the tenements, hereditaments and appurtenances  
thereto belonging or in anywise appertaining,

**TO HAVE AND TO HOLD** grantors interest in the aforementioned  
premises unto the grantee, his heirs and assigns forever.

**AND** the grantor hereby covenants with said grantee that the grantor is  
lawfully seized of said land in fee simple; that the grantor has good right  
and lawful authority to sell and convey said land; that the grantor hereby  
fully warrants the title to said land and will defend the same against the  
lawful claims of all persons whomsoever; and that said land is free of all  
encumbrances.

**IN WITNESS WHEREOF**, grantor has signed and sealed these presents  
the date and year first above written.

*Signed, sealed and delivered in our presence:*

**Grantor Signature:**



Walter Jones  
Wally's Land LLC  
1883 W. Royal Hunte Drive,  
Suite# 200A  
Cedar City Utah 84720

**Witnesses:**



Witness

Printed

Name:

Steve Pruett



Witness

Printed

Name:

Joe Doughty

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_ a Notary Public, do hereby certify that  
\_\_\_\_\_, personally  
appeared before me this day and acknowledged the due execution of the  
foregoing instrument. Witness my hand and (where an official seal is  
required by law) official seal

This the \_\_\_\_\_ day of \_\_\_\_\_ (year).

(Official seal.)

\_\_\_\_\_  
Notary Public Signature

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

*C. Attan*  
V.W 4/21/22

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles )

On April 21st, 2022 before me, Venice Lola Whitaker, Notary Public  
(insert name and title of the officer)

personally appeared Walter B Jones \_\_\_\_\_,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

